208 8155 8 Avenue SW

Calgary | Active | MLS® A2354560

$769,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2023**	**1,870 sq. ft.**

Your next move starts with a conversation.

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Listed by eXp Realty

A closer look

Welcome to District Townhomes in West Springs, where modern luxury meets everyday convenience in one of Calgary's most desirable Westside communities. Built by Truman Homes, this stylish 3-storey, 3-bedroom, 2.5-bathroom townhome is thoughtfully designed for today's lifestyle-clean lines, smart function, premium LVP flooring, roller-shade window coverings throughout and elevated finishes throughout.

The entry level offers a flexible den/home office, plus a utility area, extra storage, and direct access to the attached double garage-perfect for commuting, working from home, or keeping life organized.

Upstairs, the bright and airy main living level impresses with 9-foot ceilings, wide-plank luxury vinyl flooring, and an open-concept layout made for entertaining. The chef-inspired kitchen is the centerpiece, featuring full-height cabinetry with soft-close doors, quartz countertops, elegant gold accents, a gas range, built-in refrigerator, built-in microwave, and a massive quartz island with generous seating for casual meals or hosting friends. Step outside to your large private deck-ideal for morning coffee, summer BBQs, or unwinding at the end of the day.

The upper level features three well-planned bedrooms, including a standout primary retreat with a walk-in closet and a private 4-piece ensuite with dual vanities. You'll also love the convenience of upper-floor laundry right where you need it.

Perfectly located just minutes to West 85th, Radio-Park, Aspen Landing, top-rated schools, playgrounds, boutique fitness, grocery stores, cafés, and some of Calgary's best dining-plus quick access to Stoney Trail and Bow Trail for an easy downtown commute or a fast escape to the mountains.

A move-in ready West Springs townhome with high-end finishes, a double garage, and a prime location-this is the one you've been waiting for. **Some images have been virtually/digitally staged to illustrate possible furnishings and layout.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354560
Bedrooms	3
Bathrooms	3
Year Built	2023
Property Type:	Residential
Property Sub Type:	Row/Townhouse

Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	1,870 sq. ft.
Main Level Finished Area:	337 sq. ft.
Condo Fee:	$292.66
Condo Fee Includes:	Common Area Maintenance, Professional Management, Reserve Fund Contributions, Snow Removal
Lot Area:	8,535 sq. ft.
Lot Frontage:	19'4"
Front Exposure:	North
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	8
Year built:	2023 (Age: 3)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	2411652

Heating:	Forced Air, Natural Gas
Basement:	None, Unfinished
Foundation:	See Remarks
Builder:	Truman Homes
New Constr.:	Yes
Construction Material:	Brick, Composite Siding, See Remarks
Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Tile, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	West Springs
Amenities:	Other
Appliances:	Built-In Refrigerator, Dishwasher, Garage Control(s), Gas Stove, Range Hood, Washer/Dryer, Window Coverings

Inclusions:	None
Restrictions:	None Known
Pets Allowed:	Restrictions
Main Floor	Foyer · 13'6" × 7'9" ·
Main Floor	Den · 11'1" × 10'3" ·
Main Floor	Furnace/Utility Room · 11'1" × 5'9" ·
2nd Floor	Living Room · 19'2" × 11'6" ·
2nd Floor	Kitchen · 15'6" × 11'6" ·
2nd Floor	Dining Room · 13'9" × 8'7" ·
3rd Floor	Laundry · 5'7" × 4'11" ·
3rd Floor	Bedroom - Primary · 11'10" × 11'4" ·
3rd Floor	Bedroom · 12'9" × 9'5" ·
3rd Floor	Bedroom · 12'9" × 9'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pond, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Built-in Features, High Ceilings, Kitchen Island, Quartz Counters
Exterior Features:	Other
Patio And Porch Features:	Deck
Lot Features:	Other
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-G
Listed Date:	Oct 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/208-8155-8-avenue-sw-calgary-a2354560/

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